

REAL ESTATE

Commercial Lot

2.88 acres located on the northeast side of Highway No. 2 adjacent to Shopko. Zoned commercial, call for details.

New Listing



Nice older home with lots of character located on a corner lot with a fenced yard and a two stall detached garage. Call for viewing.

1100 Wedum Drive

Beautiful Corner Lot Northside Home: 1,510 sf on the main floor with a covered porch. The basement is 870 sq ft. Home includes garage. There are 3 bedrooms and 2 full bathrooms on the main floor, and a 1/2 bathroom on the basement floor, private back yard, established trees and garden area.

Residential Lots

Two separate building sites within city limits. One 7,500 sf and the other 22,500 sf or .516 of an acre.

Beautiful Milk River Bottom Property located between Glasgow and Nashua, 47.44 acres of which 19.42 are irrigated acres. The property includes a 2,044 square foot ranch-style home with Pella windows and a large deck for a view of an oxbow off the Milk River, plus a detached garage, granary, barn, pole barn, and historic outbuildings. Established cottonwood trees and scenic greenery provide privacy, shade, and shelter throughout. **\$475,000.**

Please see more photos and details at

www.unitedinsuranceandrealty.com

Serious inquiries only, please call 406-228-9356.



United Insurance & Realty

504 2nd Ave. S. • Glasgow • 406-228-9356

unitedinsuranceandrealty.com

Skip Erickson • Doug Allie
Mike Mitchell • Jon Bengochea



PUBLIC NOTICES

REQUEST FOR QUALIFICATIONS

NOTICE TO CONTRACTORS: The Board of Trustees of Hinsdale Schools, Hinsdale, Montana has determined that an "Alternative Project Delivery Contract" is justified for the renovation of the roofing / insulation system on several areas of the main building in Hinsdale, Montana in that the project presents significant schedule ramifications and the design process will contribute to significant cost savings. The process will involve the following:

PHASE ONE: General Contractors submitting "Contractor Qualifications Questionnaire" for review under the "Alternative Project Delivery Contract" method of project delivery. The project team will review qualifications, references and Contractor mark-up as needed to select Contractors qualified for Phase Two.

PHASE TWO: The project team will interview qualified General Contractors and score them based on a combination of the Phase One CQQ, answers to interview questions, and other information learned during the interview. Based on the project team's scoring, a preferred General Contractor will be selected for Phase Three.

PHASE THREE: The preferred General Contractor will then work with the design team and propose a Guaranteed Maximum Price including schedule and proposed list of subcontractors for evaluation by the project team. After review and negotiations, a recommendation for final contract will be submitted to the Owner for approval.

DOCUMENTS: The Contractor Qualifications Questionnaire (CQQ) and a Project Scope Package may be examined and/or obtained at the office of the Superintendent of Hinsdale Schools.

DUE DATES: CQQs from interested General Contractors must be returned to the Project Manager, Jim Tollefson, no later than November 1, 2013. A list of Contractors that submitted for consideration, as well as those selected for Phase Two interviews will be available November 4, 2013. Interviews will be scheduled and held no later than November 6, 2013, to select a preferred General Contractor and the preferred General Contractor will be available as soon as practical.

EXPERIENCE: All submitting Contractors accept and understand that experience in commercial roofing and ability to complete the project on time will be important in the selection.

BY ORDER OF: The Board of Trustees of Hinsdale Schools, 600 North Montana Street, PO Box 398, Hinsdale, MT 59241, phone (406) 364-2314. Julie Gaffney, Superintendent.

DATED this 15th day of October, 2013.

/s/ Keith Beil, Chairman, Board of Trustees of Hinsdale Schools
(Published Oct. 16 & 23, 2013)

CALL FOR BIDS

North Valley County Water & Sewer District, Inc.

521 Sixth St., Ste. 6

P. O. Box 119

Saint Marie, MT 59231-0119

(406) 524-3374

Persons with hearing or speech impairments may access this number via TDD/TTY by calling 1-800-253-4091 (TTY)/1-866-253-4090 (voice).

e-mail: h2o@nemont.net

The North Valley County Water & Sewer District, Inc. (NVCW&SD) of Saint Marie, Valley County, Montana requests sealed bids from licensed and bonded contractors only to perform forming of frame and pouring of concrete for repair and installation of curbing, gutters, storm drains, lower one-half of a driveway, and a sidewalk at the following locations:

6th St. & F St. Across from Fire House	Storm Drain & Curbing
Corner Walnut St. & Country Club Blvd.	Curbing
Corner @ 239 Ash St. & Country Club Blvd.	Curbing next to Manhole
Across Street from 28 Julia Maxine Ave.	Manhole
Side Yard at 200B Ash St.	Manhole
Intersection of Poplar St. & Walnut St.	Manhole
Across from 213B/C Spruce St.	Manhole
294A Spruce St. Driveway to front door	Sidewalk
308B Willow St. Driveway	Lower 1/2 of Driveway

Sealed bids must be received at the office of the North Valley County Water & Sewer District, Inc., 521 Sixth Street, Suite 6, Saint Marie, MT, and/or mailed to North Valley County Water & Sewer District, Inc., P. O. Box 119, Saint Marie, MT 59231-0119 and postmarked by 5:00 o'clock p.m. MST on Tuesday, October 22, 2013.

Bids will be opened at a board of directors meeting on November 19, 2013.

CONTRACTOR(s) and any of the CONTRACTOR(s) subcontractors bidding on this project will be required to obtain registration with the Montana Department of Labor and Industry (DLI). Forms for registration are available from the Department of Labor and Industry/ICCU, 1805 Prospect Ave., P. O. Box 8011, Helena, Montana 59604-8011. Information on registration can be obtained by calling 1-406-444-7734. Persons with hearing or speech impairments may access this number via TDD/TTY by calling 1-800-253-4091 (TTY)/1-866-253-4090 (voice). Forms for registration can also be obtained online at <http://erd.dli.mt.gov/>. CONTRACTOR(s) are required to be registered with the DLI prior to bidding on this project.

The successful bidder will be required to comply with Montana's contractor registration laws, Section 39-9-101, et seq., MCA, and with Sections 18-2-401 through 18-2-432, MCA, which require the payment of prevailing wage rates and preference to the employment of Montana residents. CONTRACTOR(s) is/are required to be an Equal Opportunity Employer.

The right is reserved to reject any or all bids and to waive any or all bids and to waive any defect of informality in any bid therein, and to accept the lowest responsible bid which the Board of Directors of the North Valley County Water & Sewer District, Inc. feels is in the best interest of the District.

DATED this 1st day of October, 2013.

/s/ Jerry M. Ketchum
NVCW&SD Inc. General Manager
(Published Oct. 2, 9 & 16, 2013)

PUBLIC NOTICES

NOTICE OF TIME AND PLACE OF HEARING

Notice is hereby given that Carrol Companies & Fall Line Farms MT LLC of Glasgow, Montana, as permittee under the undersigned cooperative state grazing district, has made and presented his application to the board of said district to allow his preference in said district which is based upon ownership or control of dependent commensurate property described as follows:

ATTACHMENT A

T30N_R40E

Sec 1: Lots 2, 3, 4, NESW, SWNE, S2SW, S2NW, NWSE
Sec 2: Lots 1, E2 Lot 2, S2NE, SE4, E2SW
Sec 11: E2NW, E2
Sec 12: NW4, N2SW, S2S2, NWSE
Sec 13: N2NW, NENE, S2N2, N2S2
Sec 14: NE4

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Sec 5: Lots 1, 2, 3, 4, 5, 6, 7, 8, S2N2, E2SW, SE4
Sec 6: Lots 1, 2, 3, 4, 5, 6, 7, 8, SWNE
Sec 7: NESE
Sec 8: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, SWSE, E2NE, SW4
Sec 9: W2W2NW, W2E2W2NW, Lots 1, 2
Sec 17: Lots 1, 2 NW4
Sec 18: N2S2, NE4, N2NW

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Sec 1: W2SW, W2W2E2SW
Sec 2: Lots 1, 2, 3, 4, 5, 6, 8, 9, 10, SE4, S2NE
Sec 3: Lot 4, SWNW, SESE, SW4
Sec 4: Lots 2, 3, 4, SENW, SWNE, N2SE, SESE
Sec 5: Lot 1
Sec 9: NE4
Sec 10: W2E2, SESE, NENE, NW4
Sec 11: Lots 3, 4, 7, 8, 9, 10, N2NE, SWNW, SWSE, SW4
Sec 12: N2NW, N2S2NW, NE4
Sec 13: Lots 1, 2, 3, NESW, S2NW, NENW, E2
Sec 14: Lots 1, 2, 3, 4, 5, W2NE, NW4
Sec 15: NE4, SWSE, N2SE
Sec 22: N2NE, SWNE
Sec 24: The NE 10 acres of Lot 1, NESENE, NENE
Sec 25: SW4
Sec 26: N2SE, NW4

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Sec 2: S2
Sec 7: E2, E2W2, Lots 1, 2, 3, 4
Sec 8: NE4
Sec 12: W2SE
Sec 15: NW4
Sec 16: N2, N2SW
Sec 19: S2NE, E2SE, and Lots 3, 4, excepting therefrom certain lands acquired for Glasgow Air Force Base by condemnation, being a tract of land lying in Sec 19, Twp 31 N, Rge 41 E and Sec 24 and Twp 31 N, Rge 40 E and more particularly described as follows: Government Lot 1, excepting the northeast 10 acres, Government Lots 2, 3, 4, 5, 6, NWSENE, S2SENE of Sec 24; the west 6.23 acres of Government Lot 3, the west 15.52 acres of Government Lot 4, of said Sec 19 (see Condemnation Civil No. 1725 - Document No. 402863 - Book 32 - Pg-477-50-Tract B-203)
Sec 20: SW4

Sec 30: Lot 7, 8, NENW, E2SENW, NWSE, and Lot 5, excepting therefrom the West 19.38 acres thereof acquired for Glasgow Air Force Base (see Condemnation Civil No. 1725, Doc. No. 402863-Tract B-204-also see below Sec 31 for exceptions for Lots 7 & 8)

Sec 31: Lots 6, 7, 8, 9, 10, 13 E2W2 - excepting therefrom the following tract of land: All that portion of Sec 30 and 31, Twp 31N, Rge 42E, described as follows: Beginning at a point on the north line of government Lot 5 of Sec 25, Twp 31N, Rge 40E said point lying east, a distance of 500 feet from the Northwest corner thereof, thence east along said north line of Lot 5 to point on the center line of Porcupine Creek; thence southeasterly along said center line of Porcupine Creek to a point on the south line of Government Lot 13 of said Sec 31; thence West along the south line of Lot 13 to a point lying east, a distance of 330 feet from the southwest corner thereof; thence northwesterly line of Government lot 7 of said Sec 31 said point lying west, a distance of 400 feet from the northeast corner therefore; thence northwesterly along a straight line to the point beginning - The tract of land above described contains 227.16 acres, more or less (see condemnation - Civil No. 1725 - Document #392743 - Tract B-205)

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Sec 3: NESW, S2SW
Sec 13: W2W2W2SW, W2E2W2W2SW (aka West 30 rods of SW4)
Sec 14: Lots 1, 2, N2, NESW, SE
Sec 15: Lot 3
Sec 21: NW4
Sec 23: Lots 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, E2NE, SWNW
Sec 24: W2
Sec 25: W2NW, SW4, W2E2NW, W2E2E2NW
Sec 26: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, E2SE, W2W2, NE4
Sec 27: E2SE, NWSE, SW4
Sec 32: E2SE, SENE
Sec 33: SWNW, S2NE, S2
Sec 34: NENE, W2SW
Sec 35: Lots 1, 2, 3, 4, 5, 6, 7, 8, NWNE, W2NW, E2E2
Sec 36: W2NW

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Sec 7: SWSE
Sec 8: SESW, S2SE
Sec 17: E2NW, N2NE, SWNE, SWNW
Sec 18: Lots 3, 4, E2SW, NE4
Sec 21: SE4
Sec 22: N2
Sec 23: SWSW
Sec 29: SWNE, SE4
Sec 30: Lots 3, 4, E2SW, SE4
Sec 34: All

to be split and transferred to two separate properties of sufficient commensurability and described as follows:

ATTACHMENT B

T31N_R40E

SEC 14: Lots 1, 2, 3, 4, 5, W2NE4, NW4
SEC 15: NE4, N2E4, SW4SE4
SEC 22: N2NE4, SW4NE4, E2SE4
SEC 23: W2SW4, E2SW4, W2SE4

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SEC 1: Lots 2, 3, 4, NE4SW4, SW4NE4, NW4SE4, S2SW4, S2NW4
SEC 2: Lot 1, E2 OF Lot 2, S2NE4, SE4, E2SW4
SEC 11: E2NW4, E2
SEC 12: NW4, N2SW4, S2S2, NW4SE4
SEC 13: N2NW4, NE4NE4, S2N2, N2S2
SEC 14: NE4

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SEC 6: Lots 1-8, SW4NE4
SEC 7: NE4SE4
SEC 8: Lots 1-11, SW4SE4, E2NE4, SW4
SEC 17: NW4
SEC 18: N2S2, NE4, N2NW4

ATTACHMENT C

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Sec 3: Lot 4, SW4NW4, SW4
Sec 4: Lots 2, 3, 4, SE4NW4, SW4NE4, N2SE4, SE4SE4
Sec 5: Lot 1
Sec 9: NE4
Sec 10: NW4

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Sec 5: NW4SE4, S2SE4 and excepting from the NW4SE4 Sec. 5, land conveyed to the State of Montana Highway Commission and more particularly described in book 71 of deeds on pages 323-324, Doc. #372921. Excepting from the SW4SE4 Sec. 5, land conveyed to the State of Montana Highway Commission and more particularly described in the book 69 of Deeds on pages 95-96, Doc. #37292
Sec 9: SW4
Sec 21: NW4
Sec 32: E2SE4, SE4NE4
Sec 33: SW4NW4, SW4, SW4NE4, W2SE4

Now, therefore, pursuant to the direction of the board of the said grazing district, notice is hereby given that the directors of the said grazing district will on 10/30/13 at 2:00 PM in Grazing office at Glasgow, Montana, shall fully hear and determine such application and the objections thereto if any.

Buggy Creek
Cooperative State Grazing District
By: /s/ Diane Dirkson
Secretary

(Published Oct. 16 & 23, 2013)